



ChelvertonHomes



76-78 Harman Street

ADDINGTON, CHRISTCHURCH

2-3 BEDROOMS

1-2 BATHROOMS

SINGLE-CAR GARAGE

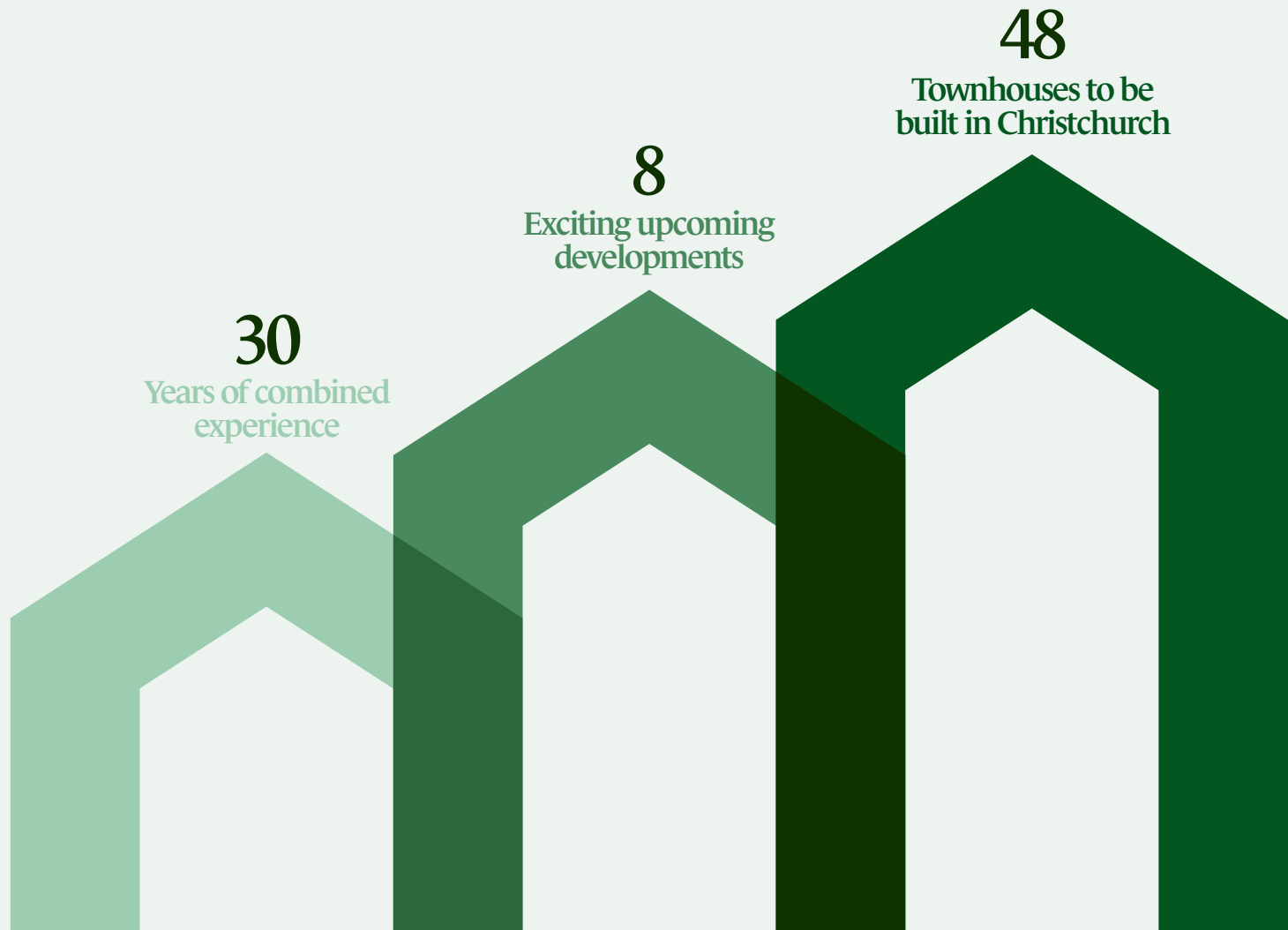
The Chelverton way

WHO WE ARE

With Christchurch as our hometown, we are passionate about building better homes for our suburbs. Our team has a solid background in developing properties that are affordable, low maintenance and meet the Healthy Homes Standard.

Supported by our long-standing professional partners, we work with a reputable building company, architects and interior designers to ensure our townhouses are well-designed and well-built.

Our team has over 30 years of combined experience in the construction and development industry. With extensive knowledge of Canterbury housing and development, we are dedicated to offering you quality homes that fit within your budget.



Why work with us

OUR OFFERINGS

With a thorough understanding of the market, we will guide you through our up and coming developments for the opportunities available to invest or reside.



SMART BUILDS

Cleverly designed and built, we work with specialist designers to achieve the perfect balance between functionality and ease.



LOW MAINTENANCE

Our properties are designed for you to walk right into. Our developments are guaranteed to have easy maintenance and zero fuss!



AFFORDABLE HOMES

Our team are aware of how hard it can be to get on the ladder, which is why all of our developments are competitively priced.



What's on offer

76-78 HARMAN STREET

2-3 BEDROOMS

1-2 BATHROOMS

SINGLE-CAR GARAGE

105-135m²

Centrally located in popular Addington we bring 8 modern contemporary townhouses to the market. A choice of 2 or 3 bedrooms with the addition of an ensuite bathroom to all 3-bed houses.

A plethora of amenities is within walking distance including the central city, Hagley Park and numerous Addington cafes/shops.

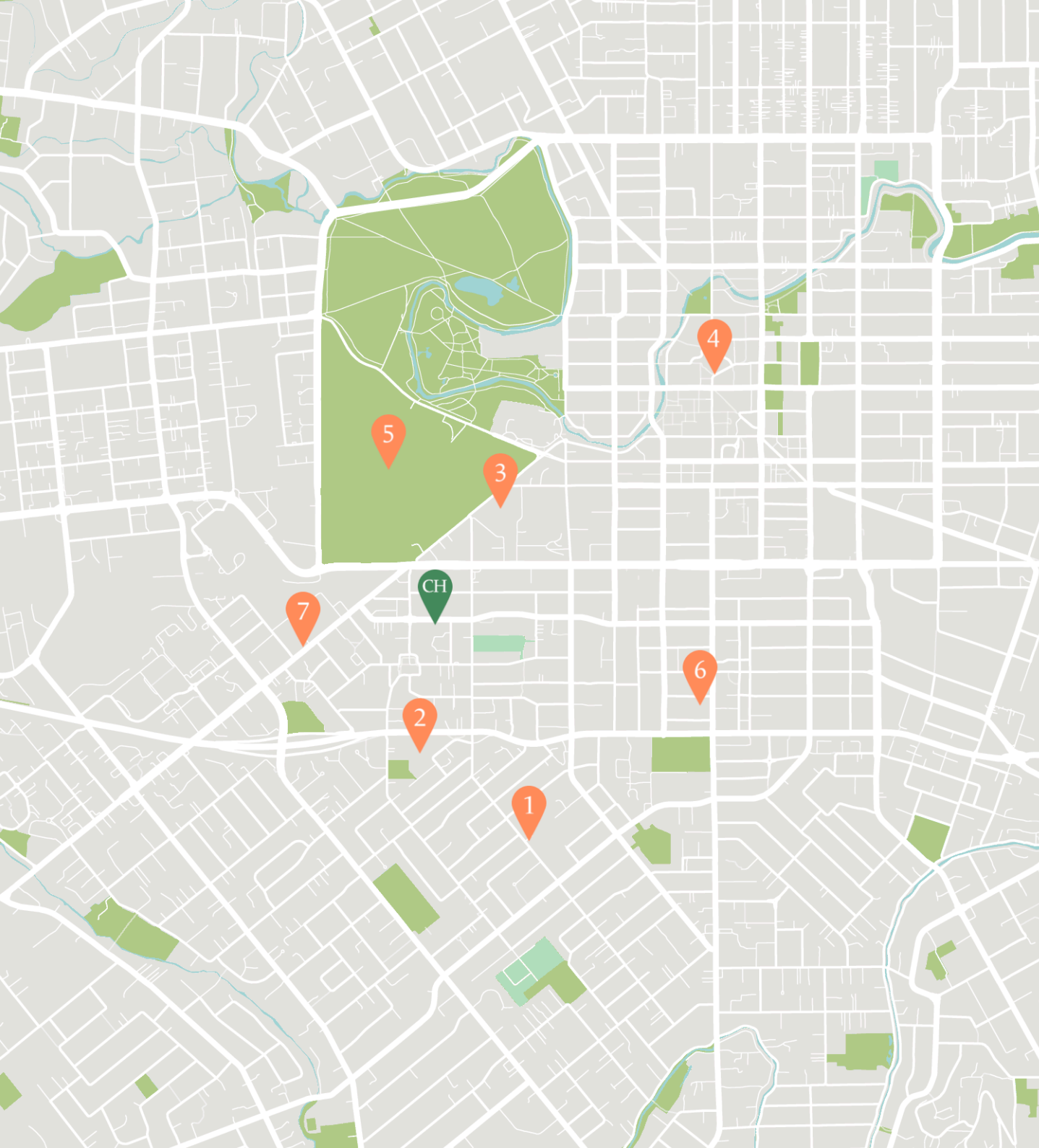
The bespoke kitchens are a real asset to each townhouse with plenty of storage, engineered stone benchtops and a designer touch. Each townhouse has its own single-car garage with internal access.

These have been designed with the buyer in mind with generous open-plan living and private courtyards next door to a handy park. A complete package for the home buyer or investor.



Exterior





Your neighbourhood

LOCATION

1. CHRISTCHURCH SOUTH INTERMEDIATE – 1.4KM*
2. ADDINGTON PRIMARY – 950M*
3. HAGLEY COMMUNITY COLLEGE
4. CENTRAL CITY – 2KM
5. HAGLEY PARK – 400M
6. THE COLOMBO SHOPPING MALL – 1.9KM
7. ADDINGTON SHOPS & HOSPITALITY – 400M

*In Zone for School

Protect your build

MASTER BUILDERS GUARANTEE

Building a house is probably the biggest investment of your lifetime. The Master Builders 10-year Guarantee helps protect it. This guarantee has been protecting homes for over 25 years.

Only a Master Builder can offer you the Master Build 10-Year Guarantee.

If you would like to discuss adding a Master Build Guarantee with your purchase please get in touch.

WHY DO YOU NEED A GUARANTEE

A Master Build 10-Year Guarantee protects you through the building process, and for the next 10 years. It provides much greater protection than both the Building Act and Consumer Guarantees Act. The protection provided by our Guarantee not only gives you peace of mind — it also makes good financial sense.

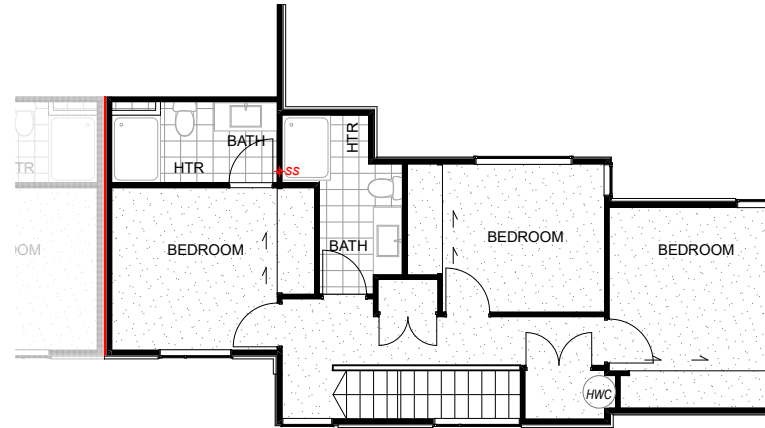
- If anything were to happen during your build, your Guarantee covers you so that your new home is finished to the highest standard.
- It adds value to your property.
- It's fully transferable if you decide to sell.
- It helps finance your build, as most banks require it.
- It costs less than 1% of the total build cost to protect your biggest investment.



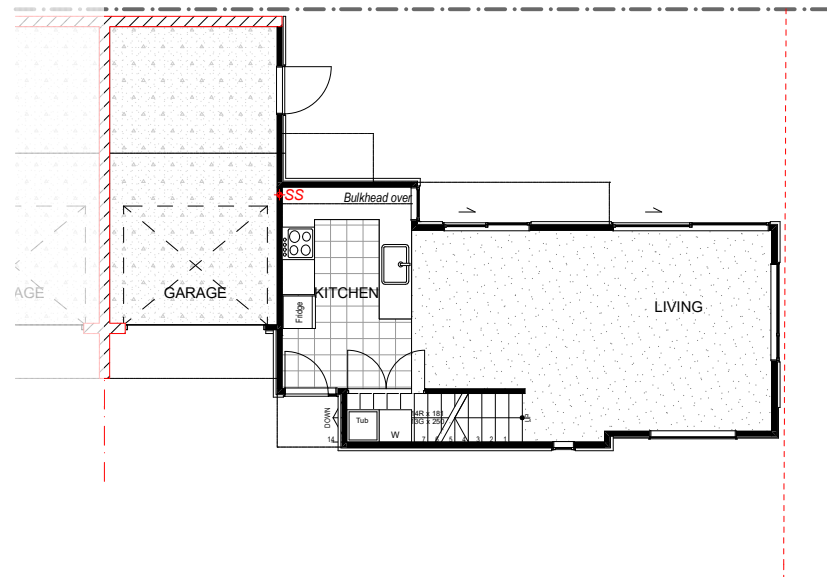
Units 1-3 & 5-7

FLOOR PLANS

- 3 BEDROOM
- ENSUITE AND BATHROOM
- GARAGE



FIRST FLOOR PLAN

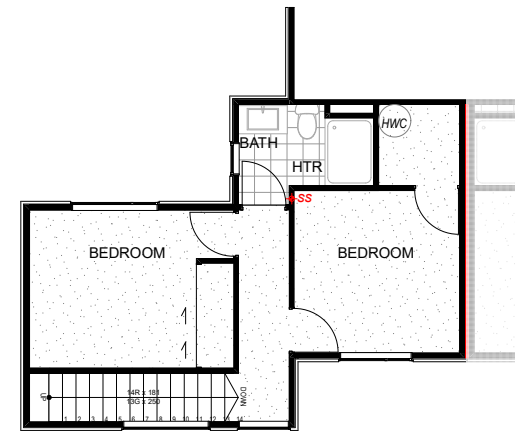


GROUND FLOOR PLAN

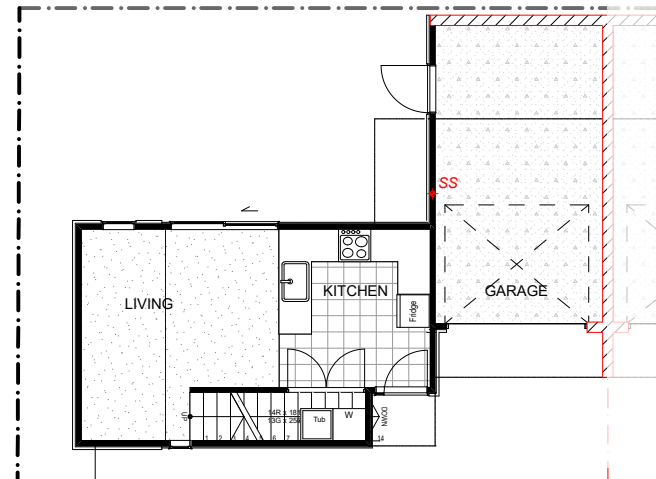
Unit 4 & 8

FLOOR PLANS

- 2 BEDROOM
- 1 BATHROOM
- GARAGE



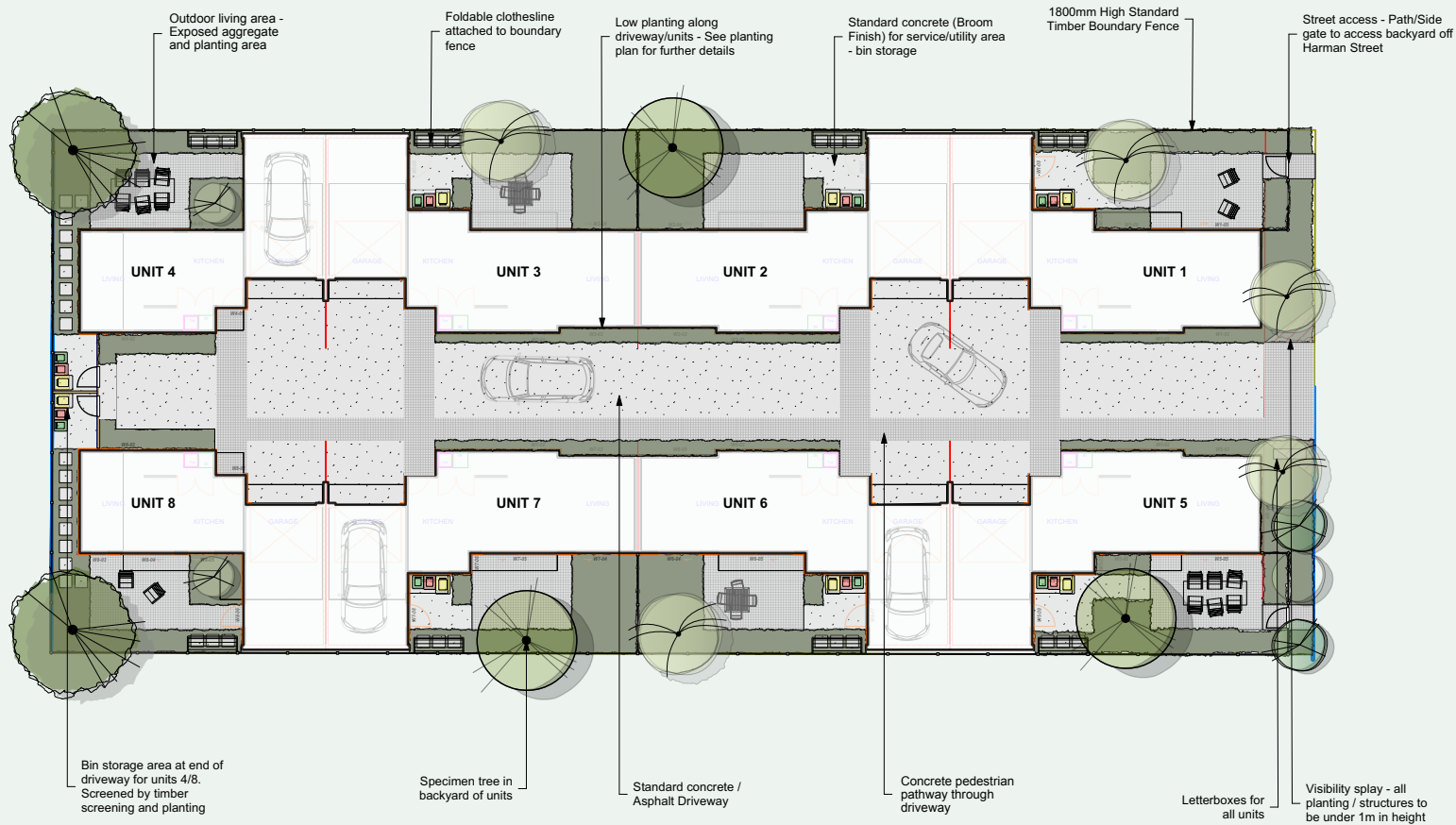
FIRST FLOOR PLAN



GROUND FLOOR PLAN

Your private oasis

LANDSCAPE PLAN



KEY:

Permeable Surfaces:

- Proposed Feature Trees (Small / Medium)
- Proposed Specimen Trees (Medium / Large)
- Garden Beds and Planting (Shrubs and Groundcovers) - 272.5m²

Impermeable Surfaces:

- Exposed Aggregate/Paving through Driveways and to Entrances to Doors - 168.6m²
- Standard Concrete (Broom Finish) or Asphalt for Driveway/Carparks and Utility Areas- 230m²
- Exposed aggregate (as shown - position and quantity to be determined)
- 1800mm High Solid Timber Paling Fences (Matt Black)
- 1500mm High Timber Fencing - Visually Permeable (Matt Black Finish)

Notes:

- Property Boundary / Total Site Area = 1,052m²**
- Total Site Area in Landscaping (Garden beds and Lawns) = 272.5m² / 25.9% of Site**
- For Planting Schedule and List of Species - Refer to Planting Plan DRG - 2.00**

GENERAL NOTES:

- A. The Trees, Shrubs and Plantings are indicative species to demonstrate expected colour, texture and height. Species choice is based on availability, and could be replaced with a species of similar size, as required.
- B. The Concept Plan is based on information provided on behalf of the client.
- C. The plans have been prepared to accompany the resource consent. The plans are to be read in conjunction with all associated documents.
- D. Intended solely for the use of the client in accordance with the agreed scope of works.
- E. Information contained within this drawing is the sole copyright of Novo Group and is not to be reproduced without their permission.
- F. Construction Drawings and Specification are not included as part of this stage of works.



Pricing schedule

UNIT	BEDROOM	BATHROOM	TOILET	GARAGE	FLOOR AREA	OUTDOOR AREA	ENQUIRIES OVER
1	3	2	2	1	116m ²	43.3m ²	\$779,000
2	3	2	2	1	116m ²	33.8m ²	\$769,000
3	3	2	2	1	116m ²	33.8m ²	\$769,000
4	2	1	1	1	86m ²	35.7m ²	\$699,000
5	3	2	2	1	116m ²	43.6m ²	\$759,000
6	3	2	2	1	116m ²	35.07m ²	\$749,000
7	3	2	2	1	116m ²	34.93m ²	\$749,000
8	2	1	1	1	86m ²	35.92m ²	\$689,000



Design

INTERIOR

Our Harman Street development has a stylish contemporary look appealing to a range of buyers.

Modern, functional kitchens with generous open-plan living spaces open up to a private courtyard. Each townhouse offers either 2 or 3 double bedrooms, single car internal access garages and ensuites in all 3 beds.

Quality soft furnishings are used throughout in neutral tones to compliment each buyer's own furnishing.

All bedrooms have ample storage with inbuilt wardrobes.



Bedroom and Living



Design

EXTERIOR

A crisp and clean combination of modern claddings, these eye-catching townhouses will certainly stand the test of time. Each townhouse has its own unique landscape plan including a private patio, street frontage planting and utilities area.

We pride our developments on suiting how Kiwis live and know the importance of garaging to house your recreational equipment.

We design townhouses that suit the area and complement the surrounding environment.



Exterior



Design

COURTYARD

Each townhouse has its own private courtyard that flows on from the open-plan lounge sliders. The courtyards are low maintenance and usable from the handover of the keys with exposed aggregate and garden beds.

There is plenty of room for the BBQ and entertaining furniture in the landscaped garden. A true tranquil oasis for each new owner.

Thought has been put into the best spot for a utilities/clothesline area.



Courtyard



Design

KITCHEN



Each kitchen is individually designed to suit the space and maximise storage and flow. Quality engineered stone benchtops complete our entertainer's kitchens. Warm white and classic oak cabinetry give a timeless design aesthetic.

We use quality BOSCH appliances in all of our Kitchens to add to the functionality and ease of townhouse living. BOSCH appliances are reliable and stand the test of time.



Kitchen



Kitchen palette



Bosch 60cm Induction Cooktop



Bosch Series 2 Built-in Oven 60cm Stainless Steel



Bosch Series 2 Built-under dishwasher 60 cm Stainless Steel



Design

BATHROOM

All of our developments come equipped with high-quality plumbing fittings for you to enjoy.

Our team have hand selected luxury bathroom products that are both functional and easy on the eye.

Neutral tiles and an oak finish vanity complete these modern bathroom designs.

- HEATED TOWEL RAIL
- FREESTANDING CABINET
- GENEROUS SHOWER SPACE



Building specifications

CONSTRUCTION

- Framing — 90x45 H1.2 SG8
- Wall Insulation — R 2.8 Pink Batts
- Roof Insulation — R3.6 Wall Insulation

EXTERIOR

- Vertical timber shiplape cladding with AAC in Resene Eighth Fossil
- Window and door joinery — Double glazed powder coated Aluminum — Sandstone grey
- Roof Aluminium - (Sandstone grey)
- Fascia — Coloursteel (Sandstone grey)
- Guttering — Coloursteel (Sandstone grey)
- Downpipes — Coloursteel (Titania)
- Flashing Coloursteel — (Sandstone grey)

CONSTRUCTION

- Internal Doors - Flush panel doors (J&G)
- Lining - GIB walls 10mm / Ceiling walls 13mm
- Wardrobe Joinery - MDF
- Kitchen, Storage, Wardrobe and Laundry Cabinetry — 16mm White Gloss Moisture Resistant MDF and 18mm Colour MDF
- All ceilings and woodwork - Dulux Okarito
- All walls unless specified - Dulux Haast Half
- All bedroom walls - Dulux Narrow Neck Quarter

GENERAL SPECIFICATIONS

- Flooring Bedrooms - Cut pile solution dyed Nylon (with underlay)
- Flooring Lounge - Cut pile solution dyed Nylon (with underlay)
- Flooring Kitchen - Laminate woodlook planking- Oak-look (TBC)
- Flooring Bathrooms- Woodlook plank flooring
- Window coverings living — Neutral roller blinds
- Window coverings bedrooms — Linen style curtains in neutral colour

EXTERNAL WORKS

- Driveway — Coloured concrete
- Services — Water, Power, Sewer & Stormwater
- Exterior Inclusions — Letterbox, Outdoor Deck and Landscaping

ELECTRICAL

- Lighting, Sockets, Data, TV Jacks, Bathroom Fan, Bathroom Heater
- Electrical fitting
- Lighting - LED Downlights
- Heating - Wall Mount Heat Pump

EXTERNAL WORKS

- Landscaping Decks - Pine
- Planting & driveway — As per landscape design
- Inclusions — Letterbox, washing line, 1x tap on driveway side, 1x tap in outdoor area

KITCHEN

- Oven - Bosch HBF113BROA Serie | 2 Built-in Oven 60cm Stainless Steel
- Cooktop - Bosch 60cm Induction
- Dishwasher - Bosch SMU2ITS01A Series 2, in Stainless Steel
- Rangehood - Robinhood RPD3CL6BK 60cm Powerpack Rangehood Black Glass
- Benchtop - Engineered stone
- Cutlery drawers with inserts
- Benchtop & cabinetry — Melteca Warm White and Classic Oak cabinets (as per kitchen plans) 20mm engineered stone
- Lighting - Downlights
- Tiled splashback

BATHROOM

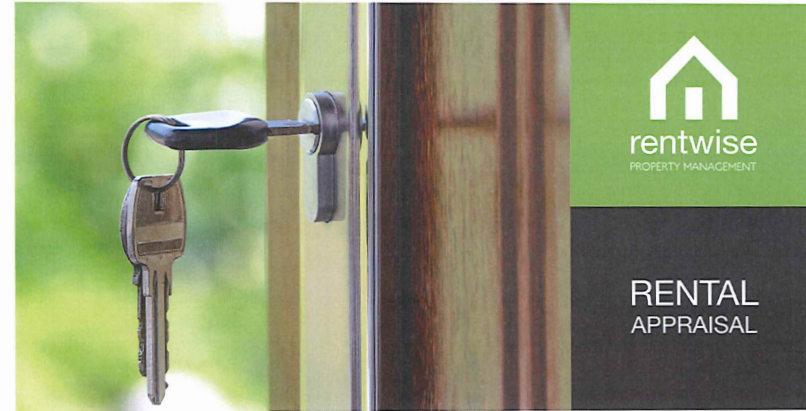
- Shower: Glass doors, acrylic base.
- Toilet
- Vanity - Freestanding Classic Oak
- Mirror — Same width as vanity
- Heated Towel Rail - Brushed Nickel

*The above specifications are all subject to availability at the time of construction and have potential to be substituted for a similar product.



Rental appraisal

INVEST IN YOUR FUTURE NOW



Units 1 – 8, 36 Harman Street, Addington, CHRISTCHURCH

Wednesday, 23rd of November 2022

Rent Wise Property Management thanks you for engaging us to conduct a rental appraisal on the units at 36 Harman Street. Based on current market and comparable properties in the area and to the same standard, we would consider the current market value to be \$710.00 for the three bedrooms, and \$580.00 for the two bedrooms.

Current Market Rental Value

\$710.00 for the three bedrooms
\$580.00 for the two bedrooms.

Property Description

The newly built units feature two, and three great size bedrooms, both with wardrobes. Well appointed bathrooms with second bathroom for the three bedroom units for added convenience. Open plan kitchen to overlook the living. Heat pump for comfort. The property will be built with style and comfort with good quality appliances and fixtures throughout.

Comparable Rental Properties

129/1 Brougham Street \$700.00
9/200 Gloucester Street \$580.00

Kind regards
Shona Saunders

Shona Saunders
Rent Wise Property Management
Mobile 027 922 1056
Email shona@rentwiseproperty.co.nz

Rent Wise Metro Property Management have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this, please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.

Available now



133 Blighs Road
Strowan, Christchurch
5 townhouses available



Coming Soon

2 & 6 Mersey Street
St Albans, Christchurch
6 townhouses available



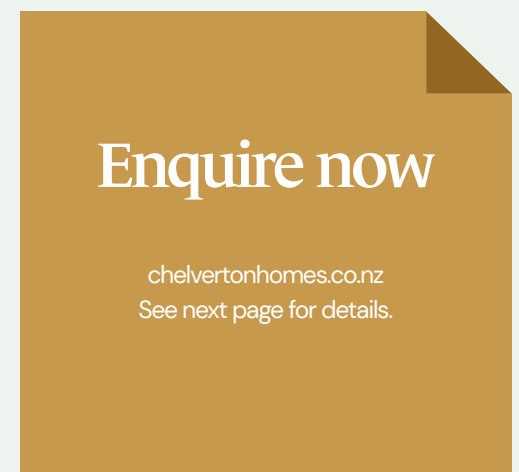
Coming Soon

11 Humboldt Street
Sydenham, Christchurch
5 townhouses available



Coming Soon

89 Rose Street
Cashmere, Christchurch
3 townhouses available



Enquire now

chelvertonhomes.co.nz
See next page for details.



Want to know more?

GET IN TOUCH



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